

MAPLE PARK AND VICTORY HEIGHTS

Advisory Council for the

Dutch Boy Site & Former West Pullman Works Site

*** The following is a Summary, meant to capture the essence of the discussion at the July 22, 1998 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings ***

The sixteenth meeting of the Maple Park and Victory Heights Advisory Council for the Dutch Boy site and the Former West Pullman Works site, formerly known as International Harvester, was held at the Edward White Elementary School, 1130 South 122nd Street on July 22, 1998 from 7-9 p.m. A synopsis of the meeting follows:

I) WELCOME AND INTRODUCTION OF THE AGENDA

- 1) Welcome and Introductions
- 2) Review of May 13, 1998 meeting summary
- 3) Review any unfinished business/discussions from 5/13 meeting
- 4) Dutch Boy Site Update
- 5) Former West Pullman Works Site Update
- 6) City of Chicago Update

Attendees included:

U.S. EPA

Noemi Emeric, Public Affairs
Derrick Kimbrough, Public Affairs

IEPA

Vicky Moy, Site Project Manager
Mark Britton, Community Relations

Former West Pullman Works Site Team

Gail Walker, EnviroCom
Martin Hamper, Geraghty & Miller

City of Chicago Dept. of Environment

Renante Marante, Enviro. Coordinator

Community Representatives

Tony Davenport	Leonard Turner
William Lanier	Ardis Williams
R.C. Hardy	John Chenier
Dannesse Flennoy	Sarah Parran
Abbas Hassain	William Merritt
Loraine Renfroe	Harold Rice
Anthony Brooks	Mike Barlago
Pierre Clark	D.T. Hampsey
Judith Thomas	Mary Pearson
Warren Buchanan	Don Moses
Douglas Thompson	Frank Thomas

Kenny Johnson, rep. from Congressman Jesse Jackson, Jr. office

** Other persons may have attended, but were unable to sign the sign-in sheet.*

The facilitator, Derrick Kimbrough, opened the meeting, conducted introductions and reviewed the agenda items.

II. REVIEW OF MEETING SUMMARY

- No changes were made. A question was asked pertaining to the Dutch Boy off-site soil samples. Will the off-site soil samples be taken 100 or 1,000 feet apart? Twenty soil samples will be taken 1,000 feet apart in residential areas.

III. REVIEW ANY UNFINISHED BUSINESS FROM 1/21 MEETING

- *Health and safety issues at the Former West Pullman Works site... how will the Dept. of Health interact with the City of Chicago Dept. of Environment (DOE)?* Chris Kosmos will interact with DOE on a regular basis. DOE will respond to recommendations made by the Department of Health. The site health and safety workplan was forwarded to Tony Davenport, Council chairperson. Mr. Davenport will ensure the report is placed in the information repository.

IV. DUTCH BOY SITE UPDATE

- Noemi Emeric again discussed the 20 sampling locations where Environ, the PRPs contractor, will conduct sampling. The samples will be taken 1,000 feet apart in residential areas. The residential samples will be collected from front and back yards. Ms. Emeric requested assistance in securing access agreement from the Council chairperson, Tony Davenport.
- Brad Bradley, US EPA Remedial Project Manager, was unable to attend the meeting due to a delayed flight from St. Louis. He does plan to attend the next scheduled meeting.

• FORMER WEST PULLMAN WORKS SITE UPDATE

- Mr. Hamper provided an update on the activities associated with the Former West Pullman Works site. He indicated that the soil and wood block disposal permits have been received. The ground penetrating radar and subsurface soil reports are expected to be drafted in mid-August 1998. The reports will be submitted to the Illinois EPA. Discussions are continuing with the City of Chicago regarding cost sharing issues and a new access agreement for Navistar.
- Ms. Walker indicated that the Illinois EPA comments on the Community Relations Plan have been received by Navistar and that final review of the document is in progress prior to placement of the Community Relations Plan in the information repositories.
- *According to the access agreements, can Navistar and Rust have concurrent access?* Yes, they can have concurrent access agreements. Mr. Marante stated the City would like Navistar to sign an access agreement now that the City owns the property. The City will have separate access agreements with both Rust and Navistar. The access agreement basically sets out what each group will do at the site.
- Council person stated, even though the Better Living Foundation (BLF) no longer owns the property it should still remain accountable for past involvement.

- *Will the City involvement slow down the process?* Mr. Hamper responded that Navistar and the City are working to resolve issues related to the new ownership. Mr. Marante noted that with regard to the coordination of work between Navistar and the City, the City is working on a right of entry agreement for Navistar. Mr. Hamper explained that the observance of the City's work would be for the purpose of consistency in 'dovetailing' the activities between projects.
- *Who will have overall accountability for the project since the City and Navistar are both working on the site?* Mr. Hamper responded that Navistar has taken responsibility for wood block and soil removal. Responsibility for the underground storage tanks is still under negotiation between the City and Navistar. Mr. Marante added that asbestos and underground storage tanks activities are included in the site work plan.
- *Will a letter of no further remediation be issued at the conclusion of the asbestos work?* The City will have to come to some agreement with the Illinois EPA Bureau of Air regarding the asbestos removal. Will the Illinois EPA issue a letter that addresses specific contaminants? Ms. Moy indicated that the City, though the new owner of the site, is not in the Illinois EPA's Site Remediation Program so a letter would not be issued to the City. Once work is completed on the soils and the underground storage tanks, a letter will be issued to Navistar.
- *What are the relations between the Better Living Foundation and the City?* Mr. Marante stated he was not sure.
- *Who's responsibility is it to remove tanks, the City or Navistar?* The two groups are currently negotiating who will address tank removal.
- *How can the Council ensure the City's contractor, Rust, does the asbestos removal correctly?* IEPA, Ms. Moy stated they could send an inspector to the site to review the contractors' work if the Council requested. Mr. Marante stated the issue with the shut down was not based on a workplan or implementation issue, but a health and safety violation. Mr. Marante also stated the problems stemmed from miscommunication between Rust and their subcontractor, Loyalty.
- *The Council members requested inspectors from IEPA monitor the site to ensure all health and safety issues are being addressed?* Ms. Moy stated IEPA does not have the manpower to supervise the site all the time. Nevertheless, she agreed to take the Council's request for an inspector back to her office. Kenny Johnson, a representative from Jesse Jackson, Jr. office stated he would work with the Council to facilitate efforts from the Congressman's office to ensure the health and safety of the community.
- *When was work order stoppage issued? Why were the drivers lining their own trucks and has the selected dump site received any asbestos waste?* The work was officially stopped between 5-5:30 p.m. on 7/22. The drivers were lining their own trucks because there was not enough manpower on site. Mr. Marante stated he was not sure if the dump site had received the asbestos waste, however, he stated if the asbestos is not packaged properly, the dump site will not accept. Twenty four trucks did leave the site on 7/22, some were held at the site due to leakage. If the dump site did not accept the waste, the City would have been notified.

VI. CITY OF CHICAGO SITE UPDATE

- *Why is Loyalty having so many problems in our area, a Council member reflected on a past meeting and stated someone from the City specifically stated Loyalty had a great track record, what happened?* Loyalty is a subcontractor to Rust, they were not hired by the City. The City's contract is with Rust. Mr. Marante stated Loyalty has worked well at other City projects, however, the City has never worked with Loyalty on an asbestos project. Mr. Marante reiterated again that the problems between Rust and Loyalty were based on communication issues, not workplan implementation issues. Loyalty was selected because all their workers are OSHA asbestos certified workers. Mr. Marante stated the City would sit down with the Council and talk through the next RFP with the community to ensure the community's needs are met in the future.
- *Why not use the Army Corp of Engineers, particularly since the City has demonstrated they can not conduct the job correctly? A Council member stated they plan to follow up with Congressman Jackson's and Senator Moseley-Braun's offices to inquire if the Army Corp can be used at this site.*
- *When accidents occur at the site, the City previously stated the contractors would pay penalties. Did this happen?* Mr. Marante stated the extra air monitoring and the extra hours Rust is conducting at the site will be paid for by the subcontractor, Loyalty.
- *Will Rust or the subcontractor be allowed to bid on redevelopment work at the site in the near future?* If an RFP package is distributed any contractor who meets the qualifications can make a bid on the City contract. Whether Rust or the subcontractor is selected is based on the City's specific bidding and review processes.
- *What is the City's recommendation to Rust on handling their subcontractor and the recent mistakes?* Mr. Marante stated the City will give the contractors until Friday to resolve the issue. Rust has the flexibility to hire another subcontractor if they desire. If issues are not resolved by Friday, the City will suggest Rust bring in another contractor.

VIII. SETTING AGENDA TOPICS & DATES FOR UPCOMING MEETINGS

- Agenda topics for the next meeting were not discussed at this meeting.
- The next meeting has been scheduled for **Wednesday, August 26, 1998 from 7-9 pm** at the Edward White School.
- Questions, comments, and/or amendments regarding this meeting summary will be taken and discussed at the beginning of the next meeting (August 26). The amendments will be made at the next meeting with the corrected meeting summary placed in the information repository after the meeting date. The summary was prepared by the USEPA, IEPA, the City Dept. of Environment and the contractors for Navistar, Geraghty & Miller and EnviroCom.